Karen Johnson Davidson County
Batch# 1226456 DEEDWARR
01/14/2025 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20250114-0003024

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 24120004**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $645,000.00. Affiant Subscribed and sworn to before me, this 3rd day of January, 2025. Notary Public My Commission Expires: 11/2/2026

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Joshua Obleo Gray and Rachel Elizabeth McCann 1001B 51st Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 07 3D 003.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bloc 51, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua Obleo Gray and Rachel Elizabeth McCann, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 3/C of HOMES AT 5100 MICHIGAN AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 5100 MICHIGAN AVENUE, a Horizontal Property Regime, of record in Instrument No. 20160127-0007737, as Amended in Instrument No. 20190829-0087497, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Bloc 51, LLC, a Tennessee limited liability company, by Special Warranty Deed from Michigan Avenue Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20211209-0163572, in the Register's Office of Davidson County, Tennessee, dated December 02, 2021 and recorded on December 09, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NO. 1 PLAN OF WEST NASHVILLE, as recorded in Plat Book 57, Pages 74 and 75.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160127-0007737, as Amended in Instrument No. 20190829-0087497.

This is improved property located at 1001B 51st Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of January, 2025.

Bloc 51, LLC, a Tennessee limited liability company

BY: _____
Brian Michael Barron, Member

BY: _____
Kylie Brookes Barron, Member

STATE OF KENTUCKY)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian Michael Barron and Kylie Brookes Barron, with whom I am personally acquainted, and who acknowledged themselves to be the Members of Bloc 51, LLC a Tennessee limited liability company, the within named bargainer, and that they as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Members.

Witness my hand, at office, this 2nd day of January, 2025.

Lisa R Dunham
Notary Public
My Commission Expires: 11/02/2028

LISA R DUNHAM
Notary Public - State at Large
State of Kentucky
Notary ID # KYNP 17894
My Commission Expires Nov. 2, 2028

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/3/2025 (date of document).

Affiant Signature

1/3/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

